

ORDER RECEIVED FOR FILING  
Date 9/19/90  
By [Signature]



NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Petition for Zoning Variance Case Number: 91-27-A W/S Ellenham Avenue, 250' S of Joppa Road 7924 Ellenham Avenue 9th Election District 4th Councilmanic District (Petitioner(s): Dr. & Mrs. James Paskert Hearing Date: Friday, Sept. 14, 1990 at 2:00 p.m.  
Variance to permit a rear yard setback of 3 ft. in lieu of the required 30 ft. for a proposed second story addition and a rear yard setback of 5 ft. in lieu of 23 ft. for a proposed attached open porch and to permit an existing detached garage in the side yard with a side setback of zero ft. in lieu of the required 2 1/2 ft.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
TJH/196 Aug. 16

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/17, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/15, 1990

THE JEFFERSONIAN,

Publisher

P.O. 106277  
\$112.65

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TOWSON TIMES,

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Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

July 19, 1990

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CASE NUMBER: 91-27-A  
W/S Ellenham Avenue, 250' S of Joppa Road  
7924 Ellenham Avenue  
9th Election District - 4th Councilmanic  
Petitioner(s): Dr. & Mrs. James Paskert  
HEARING: FRIDAY, SEPTEMBER 14, 1990 at 2:00 p.m.

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J. Robert Haines  
Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Paskert

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

September 7, 1990

Dr. & Mrs. James Paskert  
7924 Ellenham  
Baltimore, MD 21204

RE: Item No. 458, Case No. 91-27-A  
Petitioner: James Paskert, et ux  
Petition for Zoning Variance

Dear Dr. & Mrs. Paskert:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

## BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7/6/90  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 458, Zoning Advisory Committee Meeting of July 17, 1990

Property Owner: Dr. James Paskert, et ux

Location: 7924 Ellenham Avenue District: 9

Water Supply: metro Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_ conducted.
  - ( ) the results are valid until \_\_\_\_\_
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until \_\_\_\_\_
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2763.
- ( ) Others: No structure may be built over existing septic tank or any other part of the sewage disposal system. Adequate space must be maintained between any addition and the sewage disposal system to allow for maintenance, access or replacement of any part of sewage disposal system.

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: July 19, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: James F. Seal, Item No. 1  
James R. Gernhart, Jr., Item No. 3  
William A. Jenkins, et al, Item No. 5  
Richard M. Post, Item No. 7  
Robert Lee Rodowski, Item No. 8  
Seven Courts Development Partnership, et al, Item No. 9  
Roger Scott Weinberg, Item No. 10  
George MacDonald, Item No. 14  
Olwyn Diamond, Item No. 419  
Philip Diamond, Item No. 420  
Mark K. Harvey, Item No. 439  
Michael John Reddy, Item No. 440  
David Seymour Allen, Item No. 441  
Robert Frank Bolling, Item No. 442  
Nicholas Stamatacos/Angelina Stamatacos, Item No. 444  
Stephen B. Leese, Sr., Item No. 445  
Harry R. Kleinhen, Item No. 447  
Alpha J. Davis, Jr. Item No. 448  
Judith L. Early, Item No. 455  
David Shimony, Item No. 456  
Kirk Riggs, Item No. 457  
James Paskert, Item No. 458  
James M. Burke, Item No. 459  
John A. Meyers, Item No. 465

In reference to the above-mentioned cases, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief



Dennis F. Rasmussen  
County Executive

JULY 5, 1990

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Towson County Office Building  
Towson, MD 21204

RE: Property Owner: DR. JAMES PASKERT  
Location: #7924 ELLENHAM AVENUE  
Item No.: 458 Zoning Agenda: JULY 17, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. Chapter 22

REVIEWER: Pat Keller 7-10-90 Noted and Approved Dr. W. E. Brady Jr.  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

JULY 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES CEB

SUBJECT: ZONING ITEM #: 458  
PROPERTY OWNER: Dr. James Paskert, et ux  
LOCATION: W/S Ellenham Ave., 250' S of Joppa Rd (#7924 Ellenham Avenue)  
ELECTION DISTRICT: 9th  
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER - NO OTHER COMMENT AT THIS TIME.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 13, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for July 17, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 458, 459, 461, 463 and 465.

For Items 460 and 462, County Review Group Meetings are required.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

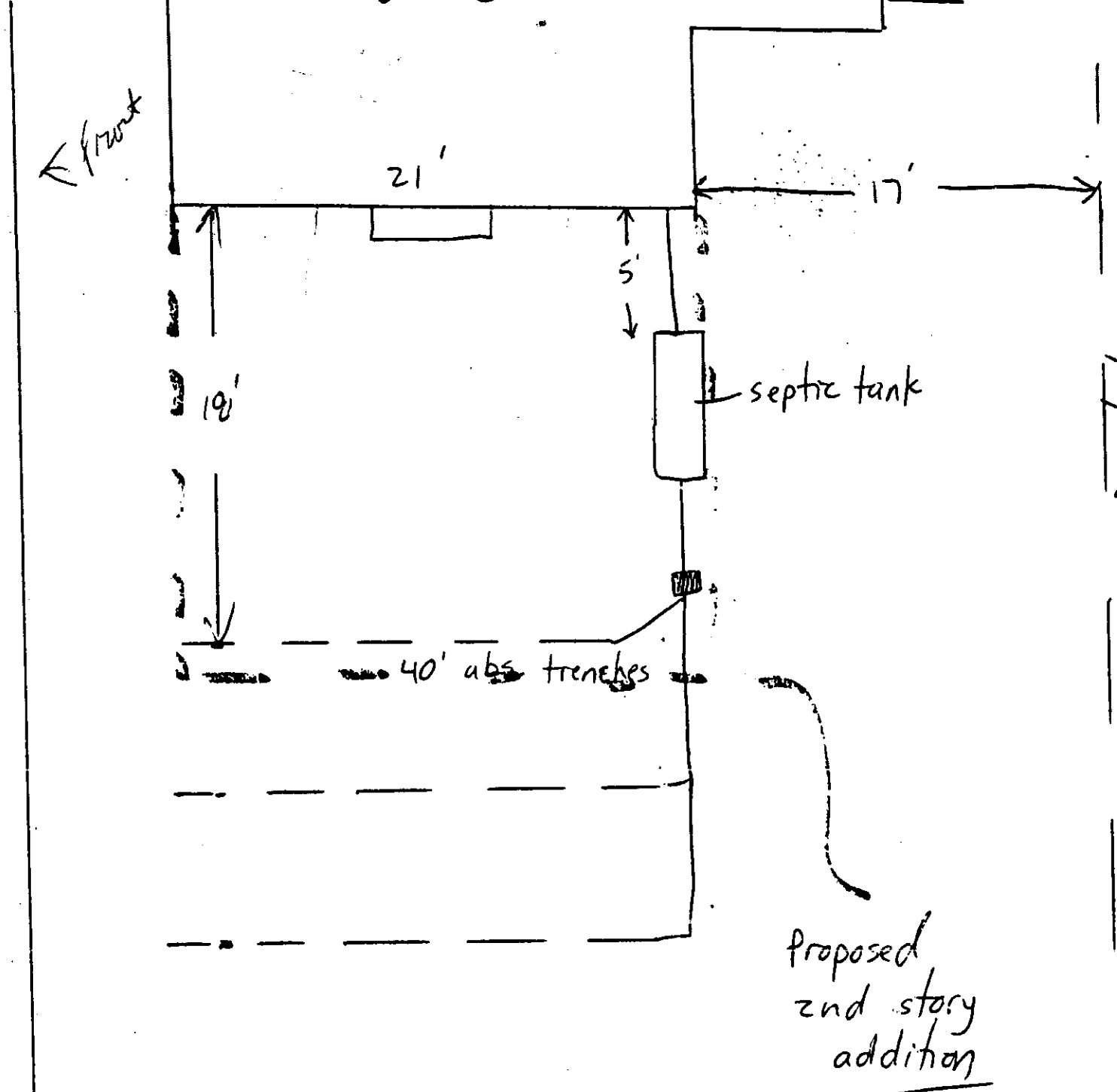
File Memo #458 91-27-A 11/22/90  
OK to file Follow-up date 11/30/90  
ACTION REPORT  
Inspection Telephone Baltimore County Department of Environmental Protection and Resource Management  
Date 11/22/90 Time 4:30 Dist. 9  
FILE LOCATION: 7924 Ellenham Ave.  
PERSON CONTACTED: Lou Potter - Potter Const. Comp. Inc.  
ADDRESS: 4 Glendorian Ct. Cockeysville Phone # 666-9337  
REASON FOR INSPECTION: conduct prelim. assessment for proposed building addition  
RECORD OF ACTION: Inspection on this day was conducted accompanied by Lou Potter. Inspection revealed that this site is served by metropolitan water and a recently reconstructed SPS. (see 9/25/89 action report - S. Farinetti) - The SPS was field located (as-built) by myself and is attached on the accompanying plot plan. Mr. Potter wishes to build a 2nd story extension of approx. 20' x 21' to be used as an additional bedroom + bathroom. This addition would be supported by posts set on footings/piers with one large carrying beam. The septic tank is situated 5' from the existing structure and the entire field system is held 10' from the dwelling.  
RECOMMENDATIONS: Mr. Potter was advised on-site that this case would be discussed w/ and reviewed by Mr. R. Powell  
DATE: 11/26/90 SANITARIAN R. M. Engh  
REFERRED TO: R. Powell FOR Review + File  
DATE: BY  
COPY TO

91-27-A

Powell.  
1/24/90 - Mr. Powell was advised of Mr. Potter's proposal regarding this site and reviewed the case accordingly. Mr. Powell determined that due to very limiting soil conditions for future repairs and the close proximity of the recently installed SPS that constructing this addition would adversely affect the function and ability to properly repair/maintain the SPS. Mr. Powell suggested exploring alternative addition proposals.

1/26/90 - Mr. Potter was advised by me that the addition as proposed on 1/22/90 could not be approved and that alternatives should be explored. Additionally he was advised that if he or the owners needed further explanation of this decision that Mr. Powell could be contacted @ 887-2762 for consultation.

#458 91-27-A



7924 Ellenham Rd. D-9



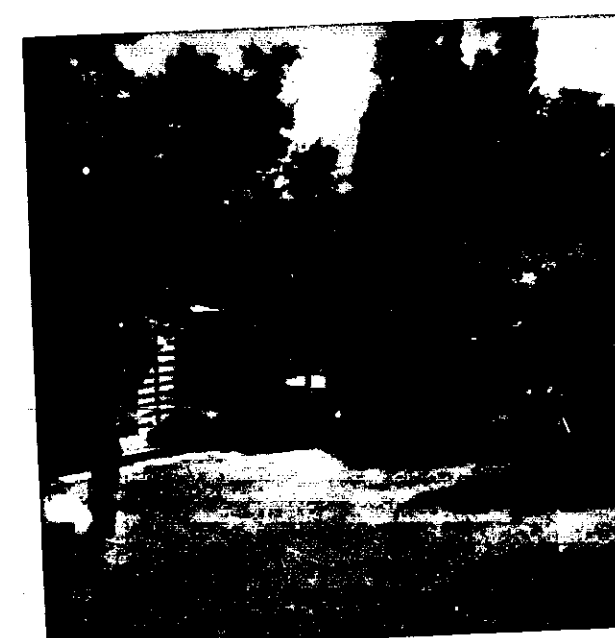
91-27-A



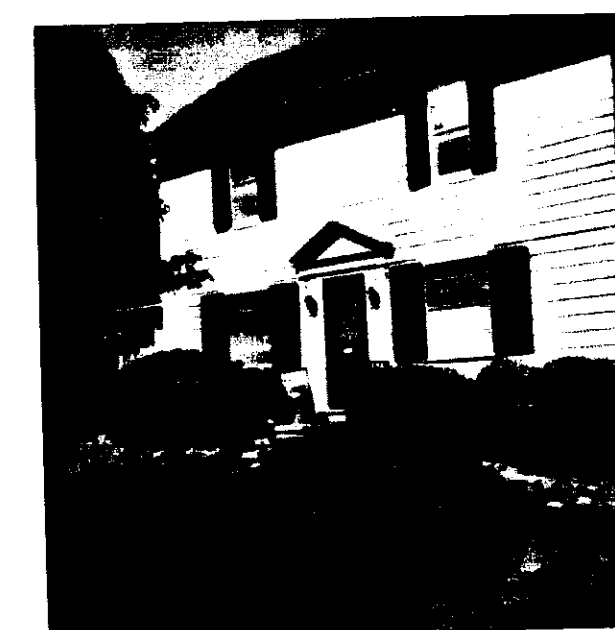
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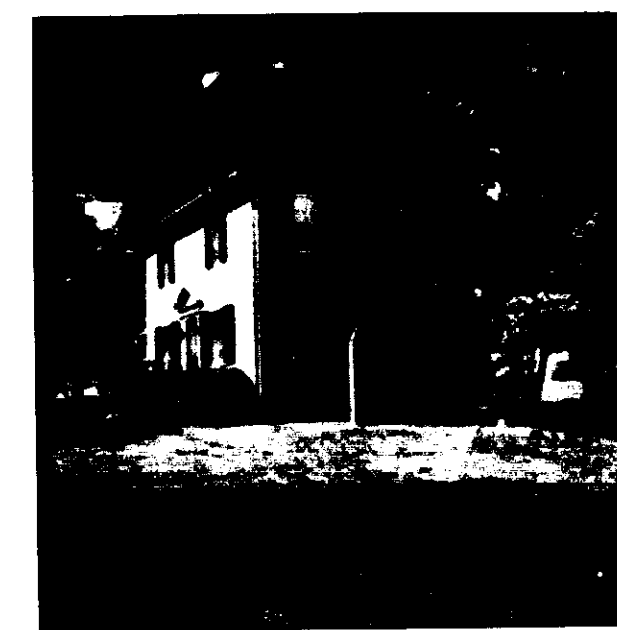
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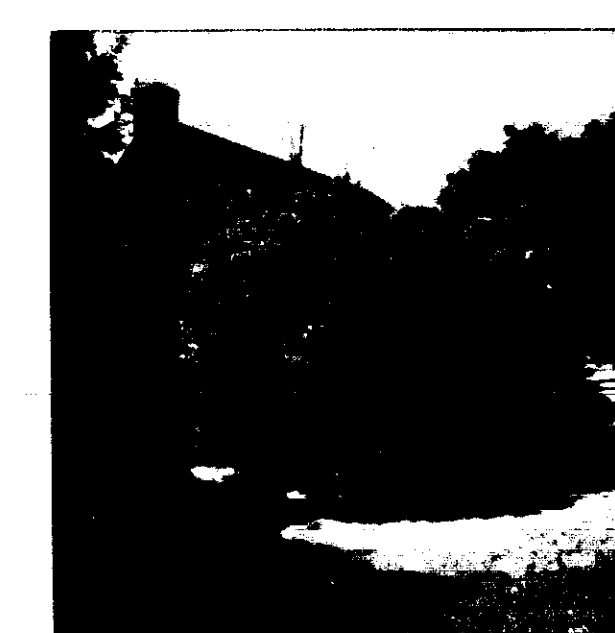
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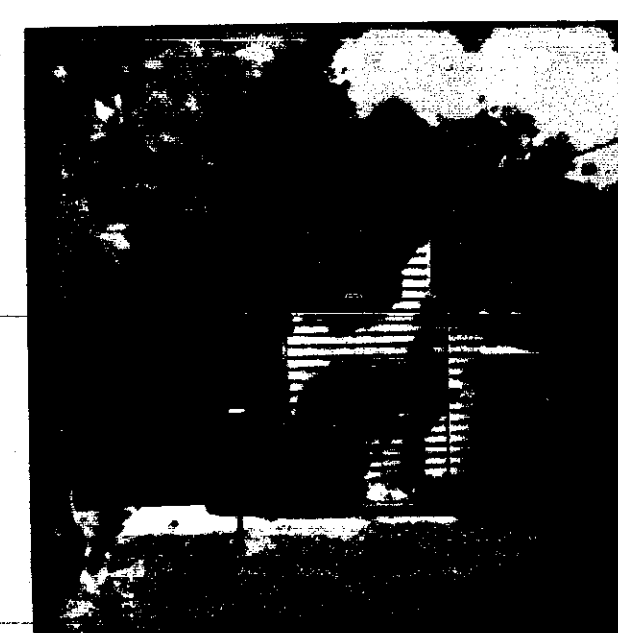
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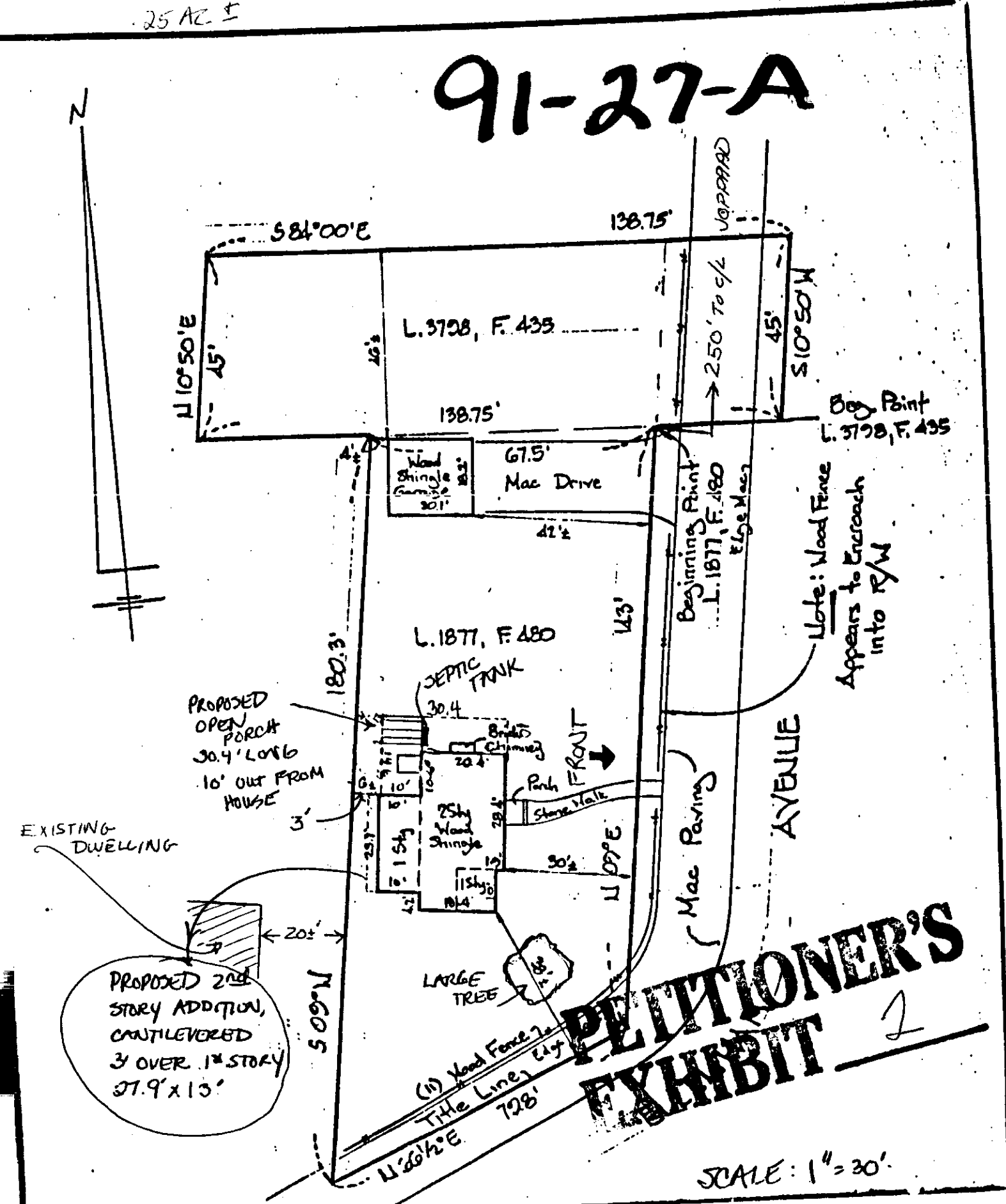
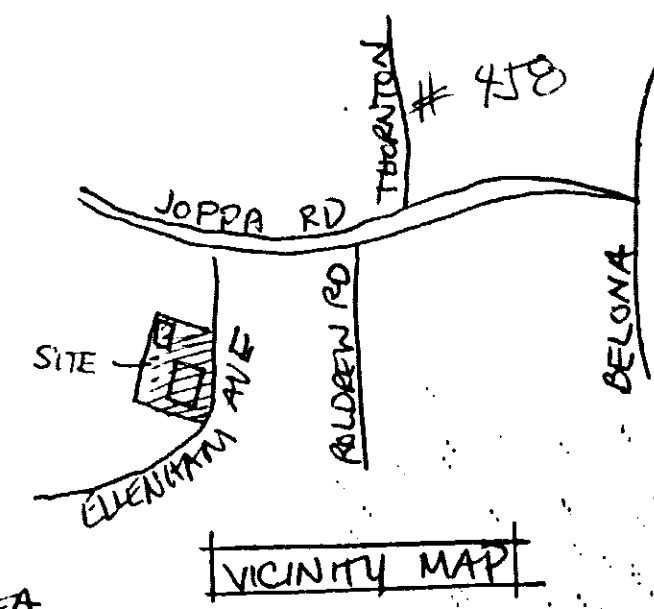
91-27-A

PETITIONER(S) EXHIBIT (2)





PLAT FOR ZONING VARIANCE  
 OWNER: JAMES & MICHELLE PASKERT  
 DISTRICT: 9, ZONED DR 3.5  
 ADDRESS: 7924 ELLENHAM AVENUE  
 LOT: 1877, FOLIO 480  
 EXISTING PUBLIC WATER  
 EXISTING PRIVATE SEPTIC SYSTEM  
 THIS PROPERTY IS NOT IN A CRITICAL AREA  
 25 AC 5



I AM RESPONSIBLE FOR AND VERIFY THE ACCURACY  
 OF THE INFORMATION ON THIS PLAN AS DRAWN BY ALTO CO.  
 10/11/88 DATE 4/4/89  
 ALTO CO.

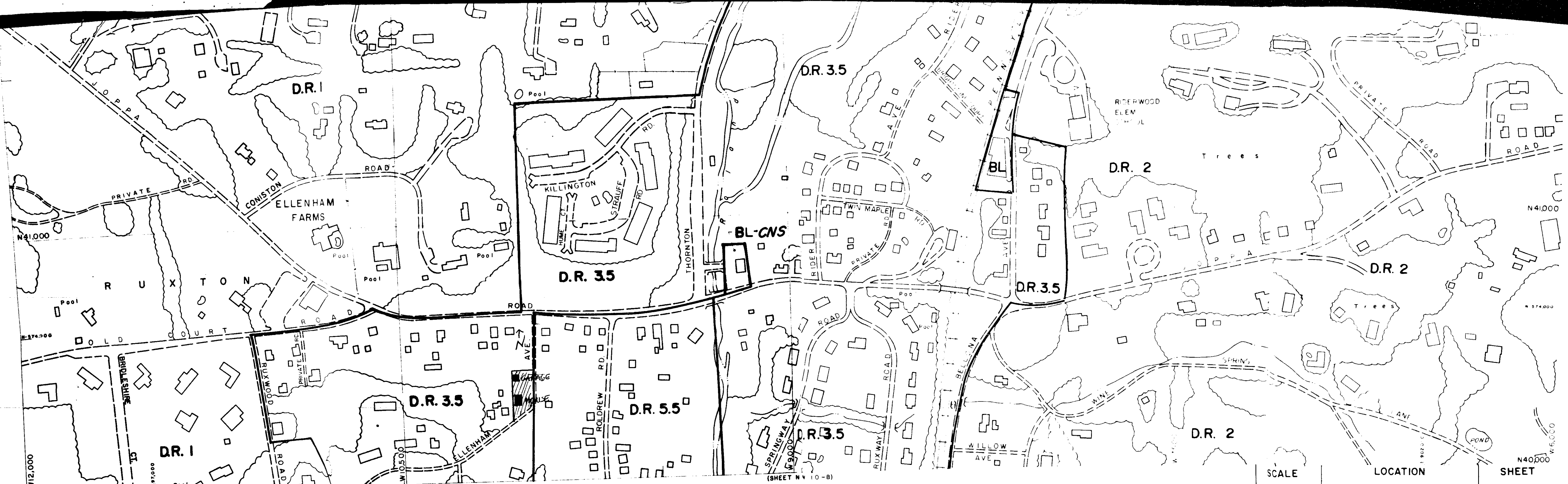
TO: IMMEDIATE NEIGHBORS OF  
 7924 ELLENHAM AVENUE  
 FROM: DR. & MRS. JAMES PASKERT  
 RE: SECOND STORY ADDITION, SIDE AND REAR PORCH,  
 EXISTING GARAGE.

We would like to construct a second-story addition on the rear  
 of our property at 7924 Ellenham Avenue. This addition will  
 cantilever over the existing first floor by about 3'.  
 We would also like to construct an open porch on the rear and  
 side of our home.  
 Both of these proposed projects require a zoning variance by  
 Baltimore County due to the fact that our rear setback is  
 currently on or about 6.5 feet and not the required 30'.  
 Additionally, our existing garage is against current zoning  
 regulations and we will be obtaining a variance for this as  
 well.

Please indicate with your signature below your approval  
 of the zoning variances.

NAME ADDRESS  
 1. Emma E. Myer 7924 Ellenham Ave.  
 2.

**PETITIONER'S  
 EXHIBIT 3**



BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Chairman, County Council

SCALE  
 1" = 200'  
 DATE  
 OF  
 PHOTOGRAPHY  
 JANUARY  
 1986  
 LOCATION  
 RIDERWOOD  
 SHEET  
 N. W.  
 11 - B.

91-27-A